

**Consultation Response from KC,  
Highways Development Management****2023/92733 Spring Grove Gardens, 50, Paul Lane, Colne Bridge, Huddersfield, HD5 0PU****Demolition of existing buildings, erection of detached dwelling and formation of new driveway****Date Responded: 13-11-2023.****Responding Officer: Mark Berry.****Responding Ref: 10-1NW-2.**

This application seeks approval to the demolition of existing buildings, erection of a detached dwelling and formation of new driveway at Spring Grove Gardens, 50, Paul Lane, Colne Bridge, Huddersfield.

The site is stepped back from the public highway and is accessed from a driveway leading up from Paul Lane to 50 Paul Lane.

The proposed dwelling is to be located to the north-west of 50 Paul Lane and is to replace the existing building block previously used for the storage of materials.

The existing access from Paul Lane will be used and shared with the existing dwelling.

The proposals show a 5 bedroom detached house with substantial under-croft garage, two new off-street parking spaces and internal turning for an emergency/service vehicle together with waste collection facilities where the drive meets Paul Lane.

These proposals are acceptable to Highways Development Management.

Suggested conditions.

**Turning facilities to be provided.**

Before the dwelling is occupied turning facilities shall be provided in accordance with the details shown on Orange Design Studios drawing no (20)002. The turning facilities shall thereafter be always made available for use by vehicles and shall be kept free from obstruction to such use.

Reason: In the interests of highway safety and to achieve a satisfactory layout

**Areas to be surfaced and drained.**

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (**parking areas**)' published 13<sup>th</sup> May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

**Footnote.**

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.